



HRA YEAR IN REVIEW



A YEAR IN REVIEW: HOUSING AND REDEVELOPMENT AUTHORITY

Despite challenges presented by the COVID-19 pandemic, it's been a busy year for the Bloomington Housing and Redevelopment Authority. HRA's purpose is building and renewing the community by providing housing services, promoting renewal and guiding growth. HRA focuses on housing creation and preservation, neighborhood revitalization and homeownership. HRA achieves its goals with the assistance of federal, state and local support. In this spread you'll learn about new housing projects, direct services that help residents find and retain stable housing and additional facts about housing in Bloomington. For more information, visit blm.mn/hra.

AFFORDABLE HOUSING

Housing is affordable when rent or mortgage costs are equal to 30% or less of a household's income. The HRA's affordable housing goals include promoting the development of new affordable housing and preservation of existing naturally occurring affordable housing while furthering private market development.

2030 GOAL: PRESERVE NATURALLY OCCURRING AFFORDABLE HOUSING

There are 4,602 naturally occurring affordable housing (NOAH) rental units in 94 apartment buildings throughout Bloomington. HRA is developing community engagement strategies to improve communications with property owners and tenants to preserve NOAH units. Considering the economic impacts of COVID-19, the preservation of NOAH property is more crucial now than ever. HRA is leveraging sources for development activities that assist in the stabilization of NOAH units, such as acquisition, preservation, rehabilitation and new construction.

2030 GOAL: DEVELOP 845 NEW AFFORDABLE UNITS

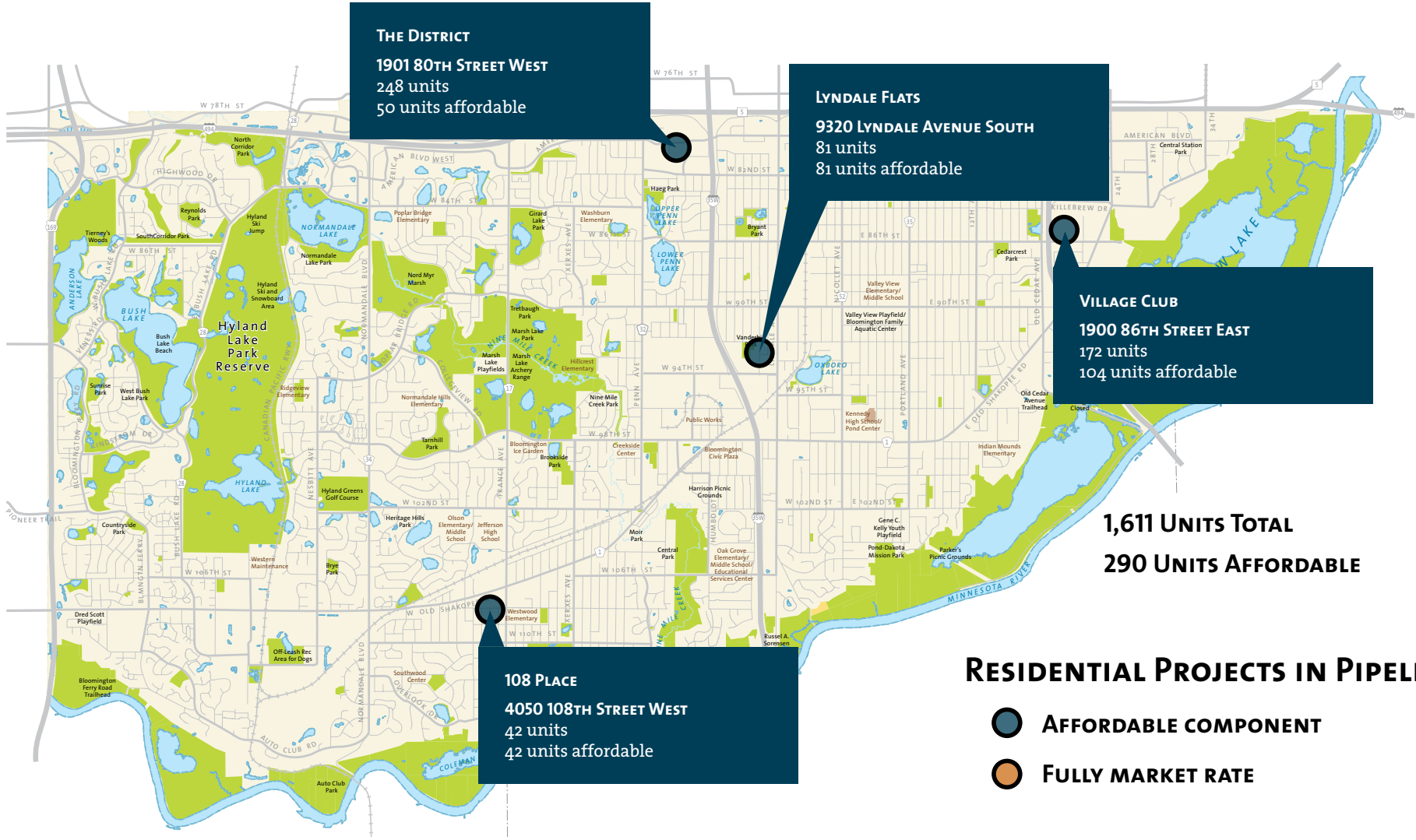
HRA is off to a strong start in supporting the need for both affordable and market rate rental housing in the City since the launch of the Opportunity Housing Ordinance and establishment of a \$15 million Affordable Housing Trust Fund in 2019.

WHAT'S AFFORDABLE? RENT BY INCOME LEVEL (PER MONTH)		
BEDROOMS	HOUSEHOLD EARNING \$30,000 A YEAR	HOUSEHOLD EARNING \$60,000 A YEAR
Efficiency	\$543	\$1,086
1 bedroom	\$582	\$1,164
2 bedroom	\$697	\$1,395
3 bedroom	\$806	\$1,612
4 bedroom	\$900	\$1,800

Source: 2020 Affordability Limits for Ownership and Rental Housing, Metropolitan Council.

WHAT IS AFFORDABLE?

Housing is considered affordable when rent or mortgage costs are equal to 30% or less of the tenant's or owner's post-tax income. The above graph shows rent that is affordable to household incomes of \$30,000 and \$60,000. See the "2020 cost to rent in Bloomington" graph to the right to get an idea of the current rental market in Bloomington.



HRA'S NEW DEVELOPMENT PROJECTS

With more than 1,600 residential units in the pipeline, it has been another busy year for new housing development in Bloomington. Of the 1,611 units in the pipeline, 1,321 are market rate and 290 are affordable. Take a look at four multifamily developments coming to the community in the map above.

108 PLACE

108 Place is a \$10.3 million apartment development located at 4050 108th Street West. 108 Place provides 42 units are affordable at 60% of area median income. The development was fully leased in the spring of 2020.

THE DISTRICT

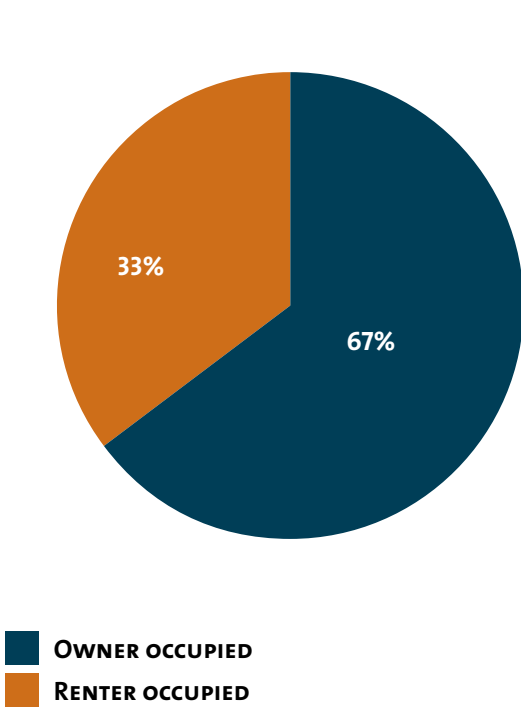
The District is a \$45 million mixed-income apartment development located at 1901 80th Street West. The District provides 248 units; 50 units are affordable at 50% of area median income and 198 are market rate units. It is the third phase of the mixed-use development at Penn Avenue and American Boulevard. Leasing is occurring now. Construction will be complete in spring 2021.

VILLAGE CLUB

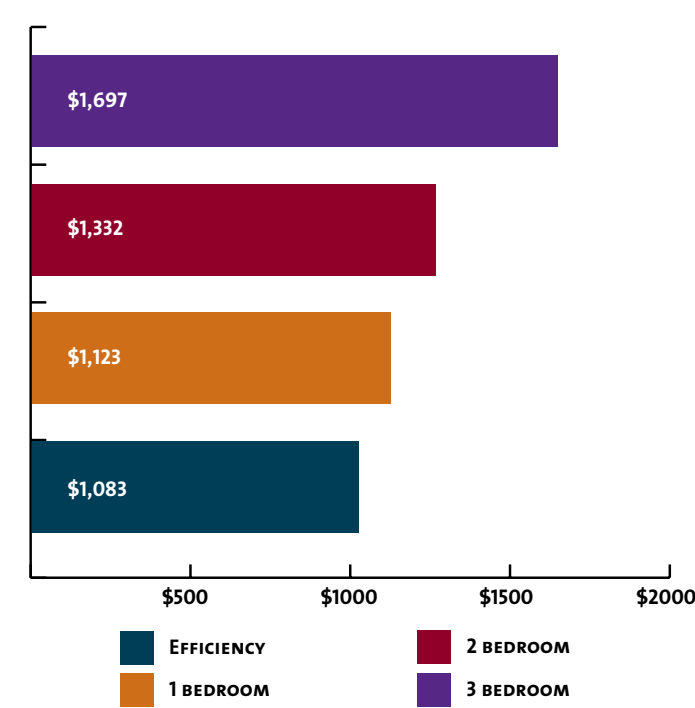
Village Club is a \$50 million apartment development located at 1900 86th Street East. Village Club will provide 172 units. 104 units will be affordable at 60% of area median income, 17 units will be affordable at 30% of area median income, and 51 market rate units. The development is currently under construction. Leasing is expected to begin in fall of 2021.

BLOOMINGTON HOUSING AT A GLANCE

HOMEOWNERSHIP VS. RENTAL



2020 COST TO RENT IN BLOOMINGTON



COST TO BUY A HOME IN BLOOMINGTON



RENTAL HOMES FOR FUTURE HOMEBUYERS

The Rental Homes for Future Homebuyers program helps families save money for future home purchases. Eligible families of 3 – 6 members may apply for the program waiting list. The waiting list is approximately 3 – 5 years long and each year 3 – 5 new families enter the program.

Applicants accepted into the program rent one of 21 houses owned by the Housing and Redevelopment Authority. All the houses are three-bedroom single family houses located in Bloomington.

To help aspiring homeowners achieve their goals, HRA saves a portion of the their rent each month, and places it in escrow. After five years, those funds are used by the family toward a down payment to buy their own home. Over the period of five years, HRA works with families to set goals and prepare to purchase and maintain their own home.



HOME IMPROVEMENT LOANS

Bloomington HRA provides home improvement loans up to \$35,000 to eligible Bloomington owner occupants. Improvement loans are available at a 2% interest rate of accrual for 10-years with no monthly payment. The loan is deferred, requiring full repayment by the borrower when the home is transferred or sold, or is no longer the owner's principal place of residence. The purpose of the loan is to help Bloomington owner occupants make repairs correlating to health and safety such as energy efficiency, lead based paint abatement, external structure repairs and City Code compliance requirements. Adherence to the City Code may require heating, electrical and/or plumbing improvements. For more information or to apply for a loan, call 952-563-8937 or visit blm.mn/loans.

HOUSING REHAB LOANS BY THE NUMBERS

73 Loans approved in 2020
1.5 Millions of dollars in investment in the community

RENTAL ASSISTANCE

The HRA assists over 950 households within its rental assistance programs each month. The Housing Choice Voucher Rent Assistance Program, more commonly known as Section 8, is one of the HRA's biggest programs. Housing Choice Vouchers are specific to individuals and families. Project Based Section 8 is specific to housing units.

RENTAL ASSISTANCE BY THE NUMBERS

550 Households assisted through Housing Choice Vouchers
405 Households assisted through Project Based Section 8
21 Households assisted through Rental Housing for Future Homebuyers